WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135934 DEEDWARR
09/04/2018 10:53:13 AM 2 pgs
Fees: $13.00 Taxes: $373.70

20180904-0087141

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy A. Williams Brianna R. Drake	Pinnacle Bank	74-12-0-71.00
(NAME)	(NAME)	
6029 Bonnalawn Drive	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joe Williams and Beverlee Williams, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Williams and Brianna R. Drake,** both unmarried as tenants in common, with rights of survivorship. hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 851 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe Williams and wife, Beverlee Williams by deed from Timothy Allen Williams and wife, Andrea Marie Williams dated April 1, 2007 and filed for record April 4, 2007 as Instrument No. 20070419-0046935 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 3300, page 62, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 3399, page 446, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if applicable and any and all easements for utilities.

unimproved ☐

This is improved ☑ property, known as 6029 Bonnalawn Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise hereir set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 30th day of August, 2018.

Joe Williams

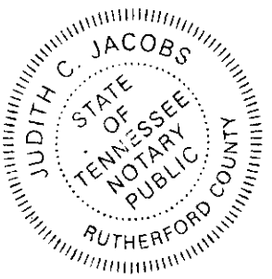
Beverlee Williams

State of Tennessee
County of Davidson

Personally appeared before me Joe Williams and Beverlee Williams, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201808018